

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL-KTN/4**  
**關於申請編號 Y/YL-KTN/4 而只作指示用途的擬議發展計劃的概括發展規範**

Application No. 申請編號	Y/YL-KTN/4		
Location/address 位置／地址	Lots 121, 137, 138, 139, 144, 145, 519 RP (Part) and 520 RP in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong, Yuen Long 元朗石崗錦田公路丈量約份第 110 約地段第 121 號、第 137 號、第 138 號、第 139 號、第 144 號、第 145 號、第 519 號餘段（部份）及第 520 號餘段和毗連政府土地		
Site area 地盤面積	About 約 32,265 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 10,911 sq. m 平方米)		
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 錦田北分區計劃大綱核准圖編號 S/YL-KTN/9		
Zoning 地帶	"Residential (Group C) 2" and "Open Space" 「住宅(丙類)2」及「休憩用地」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Residential (Group C) 2" and "Open Space" to "Residential (Group C)3" and amend the Notes of the zone applicable to the site 把申請地點由「住宅(丙類)2」及「休憩用地」地帶改劃為「住宅(丙類)3」地帶及修訂適用於申請地點土地用途地帶的《註釋》		
Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	Not more than 不多於 30,315	Sub-area (A) A 分區： Not more than 不多於 1  Sub-area (B) B 分區： About 約 0.4
	Non-domestic 非住用	About 約 481 <sup>(1)</sup>	-
No. of block 幢數	Domestic 住用	23	
	Non-domestic 非住用	3	
	Composite 綜合用途	-	

Building height/No. of storeys 建築物高度／層數	Domestic 住用	About 約 11 - 20	m 米
		About 約 21 - 31	mPD 米(主水平基準上)
		3 – 6 <sup>(2)</sup>	Storey(s) 層
	Non-domestic 非住用	About 約 12	m 米
		About 約 22	mPD 米(主水平基準上)
		3	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	Sub-area (A) A 分區 : Not more than 不多於 46% Sub-area (B) B 分區 : Not more than 不多於 66.6%		
No. of units 單位數目	About 約 916 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 2,474	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle spaces 停車位總數		304
	Private Car Parking Spaces 私家車車位		294 (include 4 accessible car parking spaces 包括 4 個暢通易達泊車位)
	Motorcycle Parking Spaces 電單車車位		10
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		25
	Light Goods Vehicle Spaces 輕型貨車車位		2
	Heavy Goods Vehicle Spaces 重型貨車車位		21
Light Bus Lay-by 輕型巴士停車處		1	
Ambulance Lay-by 救護車停車處		1	

(1) Proposed social welfare facility is not accountable for GFA calculation.

擬議社會福利設施免計入總樓面面積。

(2) Including G/F entrance lobby, carpark, E&M facilities, clubhouse and sewage treatment plant. Excluding underground stormwater storage tank.

包括地下入口大堂、停車場、機電設施、會所及污水處理廠。不包括地下蓄水池。

\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

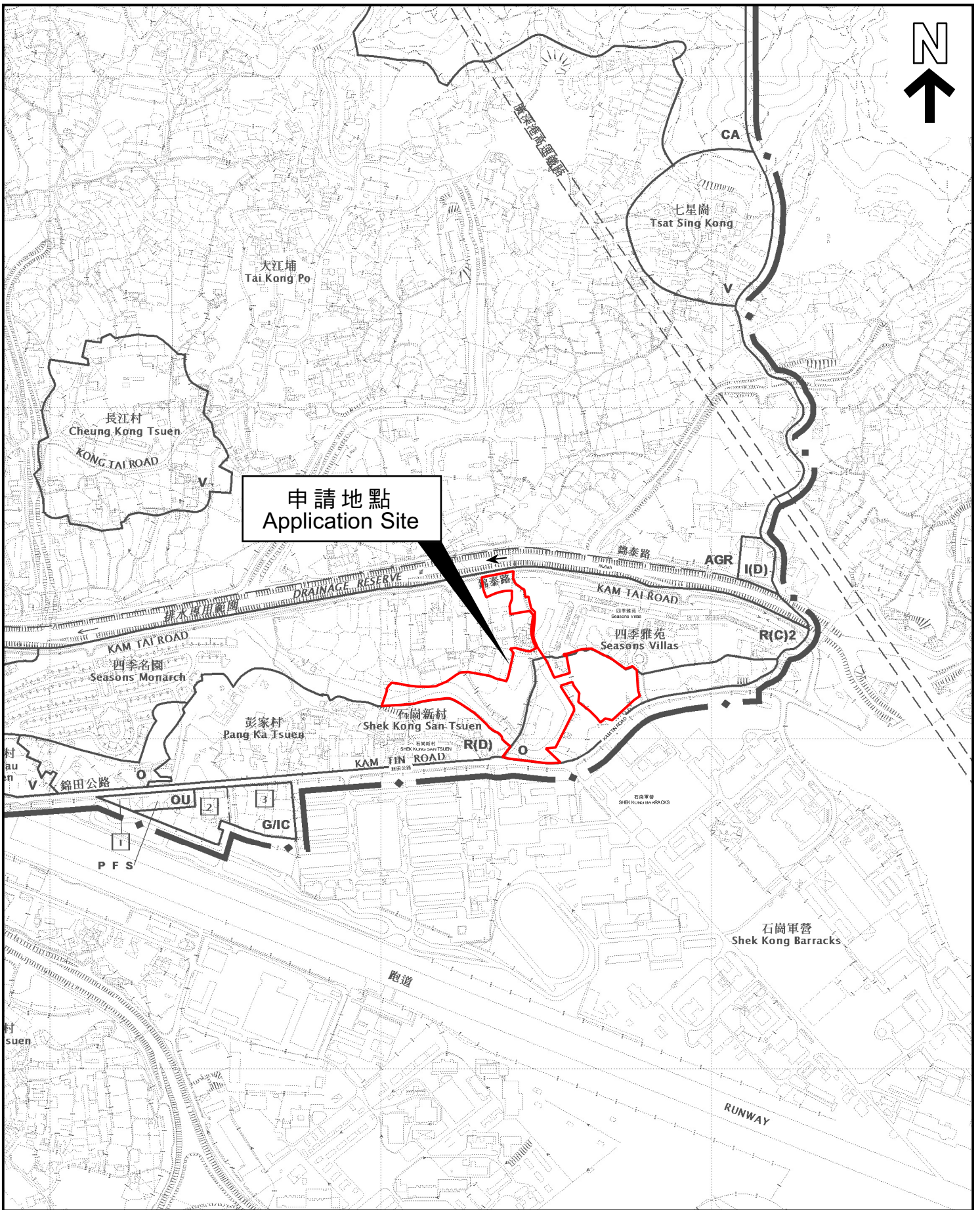
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## Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 報告書</u></b>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Air Ventilation Assessment 空氣流通影響評估, Waste Assessment 廢物評估, Land Contamination Assessment 土地污染評估 Ecological Impact Assessment 生態影響評估 and Water Supply Impact Assessment 供水影響評估</u></b>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

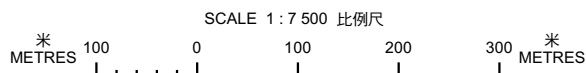
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申請地點  
Application Site

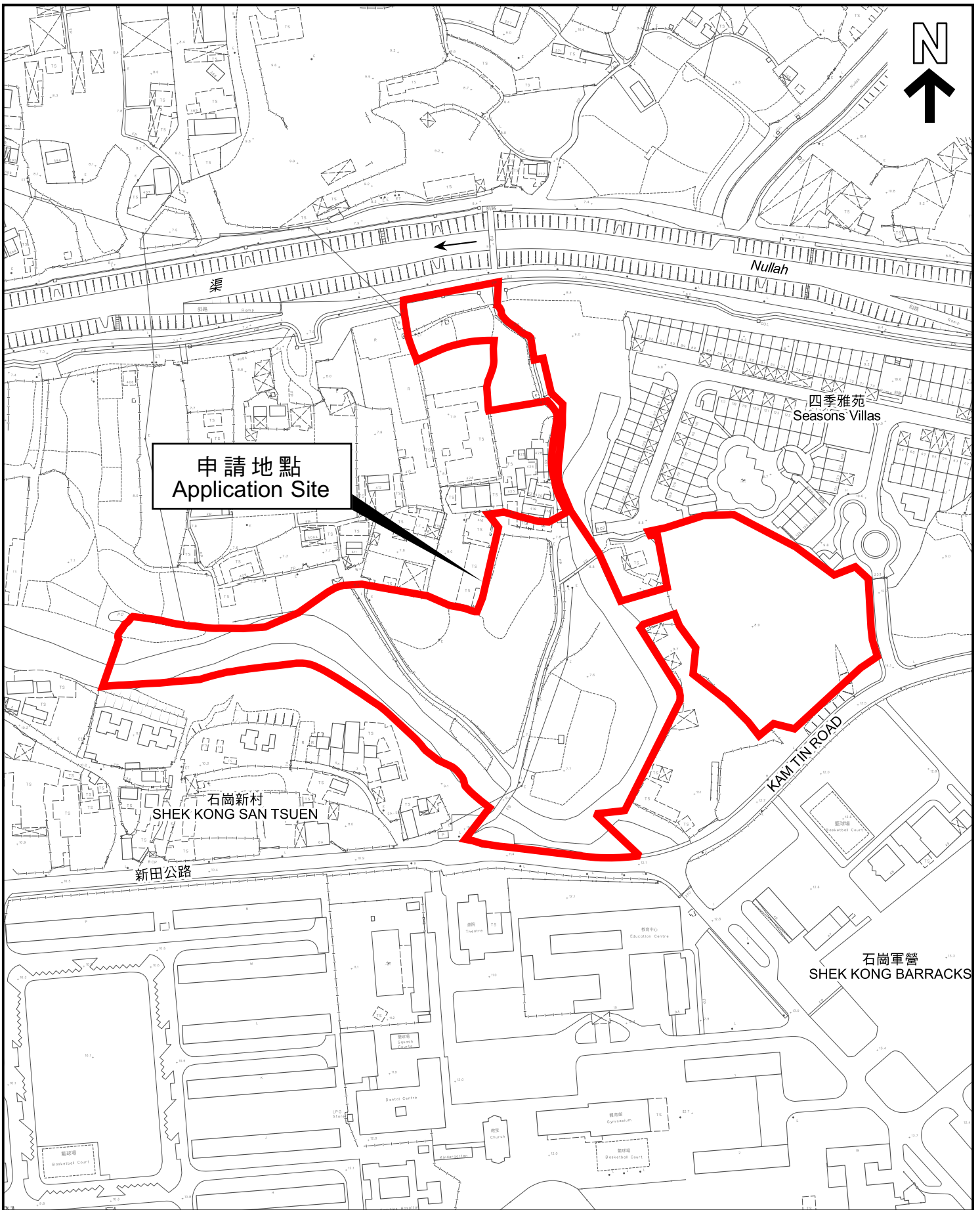
位置圖 LOCATION PLAN

本摘要圖於2022年8月18日擬備，  
所根據的資料為於2014年12月2日  
核准的分區計劃大綱圖編號 S/YL-KTN/9  
EXTRACT PLAN PREPARED ON 18.8.2022  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-KTN/9 APPROVED ON 2.12.2014



申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.  
Y/YL-KTN/4



**平面圖 SITE PLAN**

本摘要圖於2022年8月19日擬備，  
 所根據的資料為測量圖編號  
 6-NE-8C, 8D, 13A及13B  
 EXTRACT PLAN PREPARED ON 19.8.2022  
 BASED ON SURVEY SHEETS No.  
 6-NE-8C, 8D, 13A & 13B

申請地點界線只作識別用  
 APPLICATION SITE BOUNDARY  
 FOR IDENTIFICATION PURPOSE ONLY

參考編號  
 REFERENCE No.  
**Y/YL-KTN/4**

## 行政摘要

(內文如有差異，應以英文版本為準)

本規劃申請書是代表 Kimpton Investments Limited、Pacific Top Development Limited 及 Worldchamp Investments Limited (下稱「申請人」) 根據城市規劃條例第 12A 條，向城市規劃委員會(下稱「城規會」)申請修訂錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 (下稱「核准圖」)，把位於丈量約份第 110 約地段多個私人地段及毗連政府土地的用地 (下稱「申請地點」)，由「住宅(丙類)2」地帶及「休憩用地」地帶改劃為「住宅(丙類)3」地帶，以作住宅發展及社會福利設施用途。

考慮到申請地點的獨特性及有見錦田地區逐漸由鄉郊轉型為郊區鄉鎮，申請人致力將申請地點內面積約 32,265 平方米的用地由「住宅(丙類)2」地帶及「休憩用地」地帶改劃為「住宅(丙類)3」地帶，當中包括發展地盤面積約 31,936 平方米和約 329 平方米的非建築用地用作新的公眾通道。

擬議發展包括 23 座 3 至 6 層高的住宅樓宇 (包括 1 層地下住宅大堂/停車場/機電設施/污水處理設施/住客會所)、2 座 3 層高的住客會所及 1 座 3 層高的日間老人護理中心。擬議發展項目的住用樓面面積為不多於 30,315 平方米，提供約 916 個住宅單位。擬議發展內的建築物高度為主水平基準上約 21 米至約 30 米。

擬議發展計劃理據如下：

- 擬議改劃方案符合現時政府積極增加房屋土地供應的政策。
- 擬議發展可以迅速落實，將有助盡早達至均衡的房屋組合。
- 擬議方案在擬議的「住宅(丙類)3」地帶制定了合適的發展密度。
- 擬建發展將釋放位處申請地點內尚未落實的「休憩用地」地帶的發展潛力。
- 錦田北規劃的休憩用地過剩，擬議發展因此不會導致區內的休憩用地短缺。
- 申請地點交通便利，非常適合用作住宅發展。
- 建議發展具多項設計優點，建築型態能夠與周邊環境融合，同時改善錦田鄉郊環境。
- 擬議發展將提供有迫切需要的社會福利設施及完善現有通道，以滿足未來居民和附近社區的需要。
- 申請人已進行了各種技術評估，結果均證明該發展方案不會對附近環境帶來不良影響。

根據以上各點，申請人懇請城規會支持是次的修訂圖則申請。

## Executive Summary

This Planning Application is prepared and submitted on behalf of Kimpton Investments Limited, Pacific Top Development Limited and Worldchamp Investments Limited (the “Applicants”) to seek approval from the Town Planning Board (“TPB”/the “Board”) under section 12A of the Town Planning Ordinance for the rezoning of the Site from “Residential (Group C)2” (“R(C)2”) and “Open Space” (“O”) to “Residential (Group C)3” (“R(C)3”) in the Approved Kam Tin North Outline Zoning Plan (“OZP”) No. S/YL-KTN/9, to enable the proposed residential development and social welfare facility (“Proposed Development”) at various Lots in DD110 and Adjoining Government Land, Kam Tin Road, Shek Kong, Yuen Long (“Application Site”/ “the Site”).

With the unique site characteristics and changing strategic planning circumstances of the Kam Tin area from rural to suburban township, it is proposed to rezone the Site, with a total site area of about 32,265m<sup>2</sup>, comprising a Development Site Area of about 31,936m<sup>2</sup> and a Non-Building Area (“NBA”) of about 329m<sup>2</sup> for the proposed new local access connection, from “R(C)2” and “O” to “R(C)3” zone.

The Proposed Development comprises a total of 23 nos. of residential towers with 3 to 6 storeys (including 1 storey of G/F entrance lobby/ car park/ E&M facilities/ sewage treatment plant/ residential clubhouse), 2 nos. of 3-storey residential clubhouse and 1 no. of 3-storey GIC block for Day Care Centre for the Elderly. The indicative development yields a total domestic Gross Floor Area (“GFA”) of not more than 30,315m<sup>2</sup>, providing about a total of 916 residential units. Under the Indicative MLP, the proposed building height of the Proposed Development ranges from about +21mPD to about +30mPD.








The proposal is fully justified based on the following reasons:

- The Proposed Rezoning is In-line with Government’s Policies on Increasing Housing Land Supply.
- Proposed Development is Readily Implementable and will Help to Achieve a Balanced Housing Mix in an Earlier Timeframe.
- The Development Proposal has Devised an Appropriate Development Intensity in the Proposed “R(C)3” Zone.
- The Proposed Development will Unleash the Development Potential of the Unimplemented “Open Space” Zone in the Application Site.
- There is a surplus in Open Space provision in Kam Tin North Area. The Proposed Development will not therefore induce shortage in Open Space.
- The Site is Conveniently Accessible and Highly Suitable for Residential Development.
- The Proposed Scheme has Incorporated Various Urban Design Merits.
- Provision of Much Needed Social Welfare Facility and Provision of Enhanced Local Access as Planning Gains.
- Various technical assessments have been carried out and the findings concluded that the Proposal is technically feasible.

In light of the above, support on this Planning Application from the members of the TPB is respectfully requested.



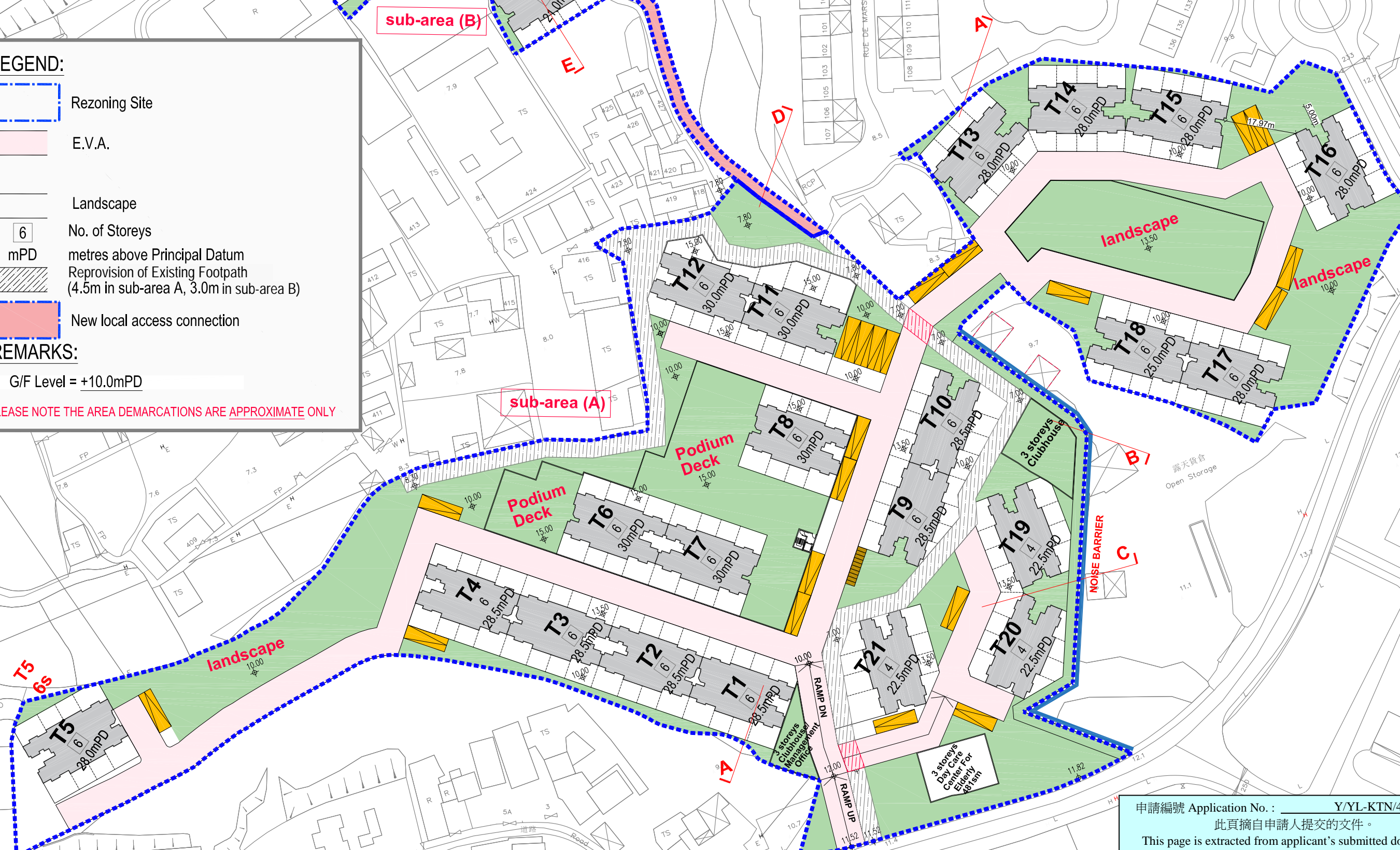
**LEGEND:**

-  Rezoning Site
-  E.V.A.
-  Landscape
-  No. of Storeys
-  metres above Principal Datum
-  Reprovision of Existing Footpath (4.5m in sub-area A, 3.0m in sub-area B)
-  New local access connection

**REMARKS:**

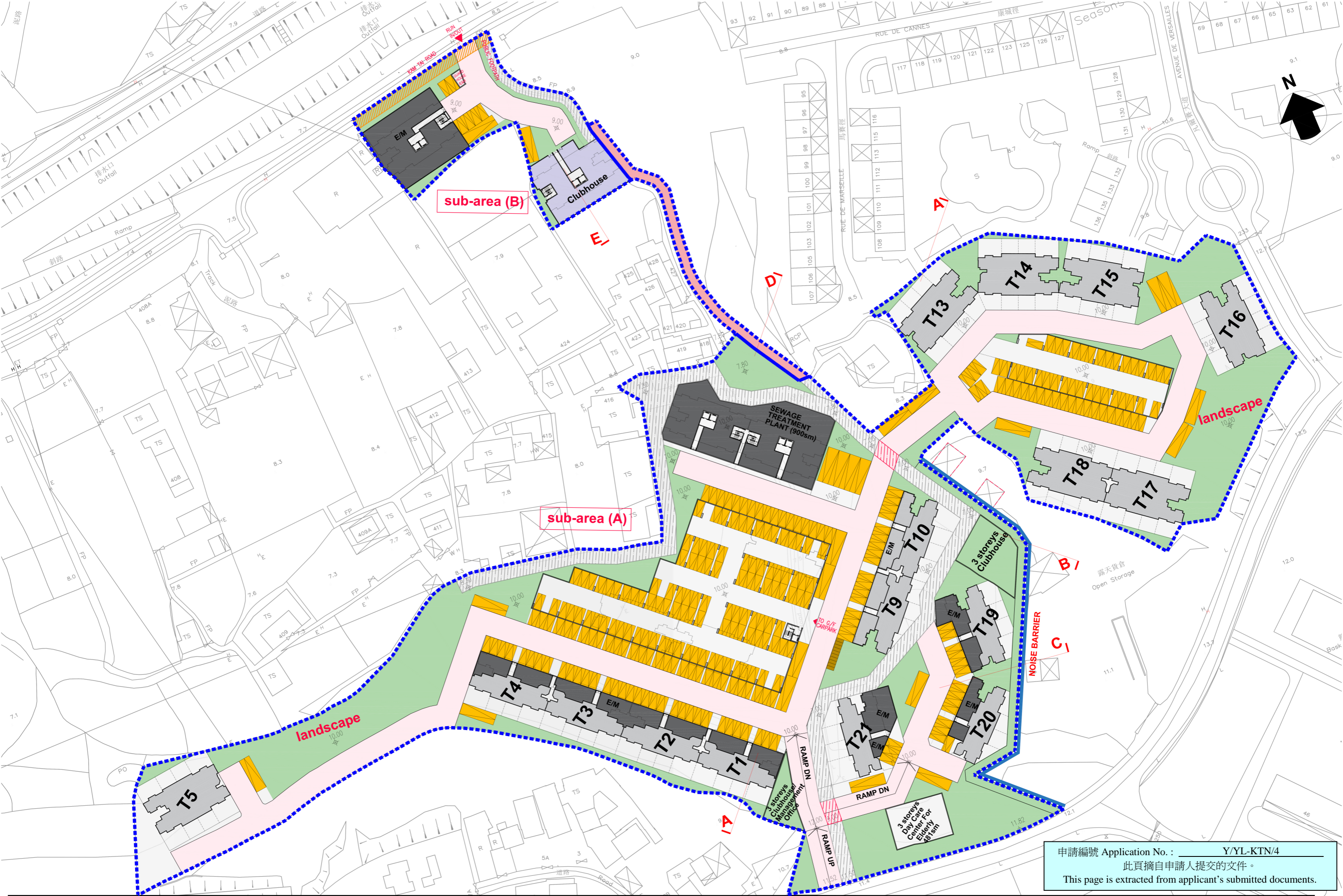
G/F Level = +10.0mPD

\* PLEASE NOTE THE AREA DEMARCATIONS ARE APPROXIMATE ONLY

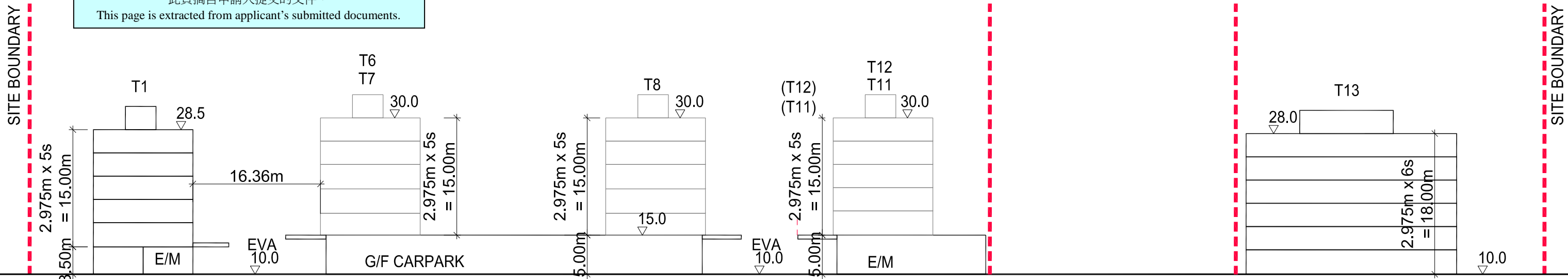


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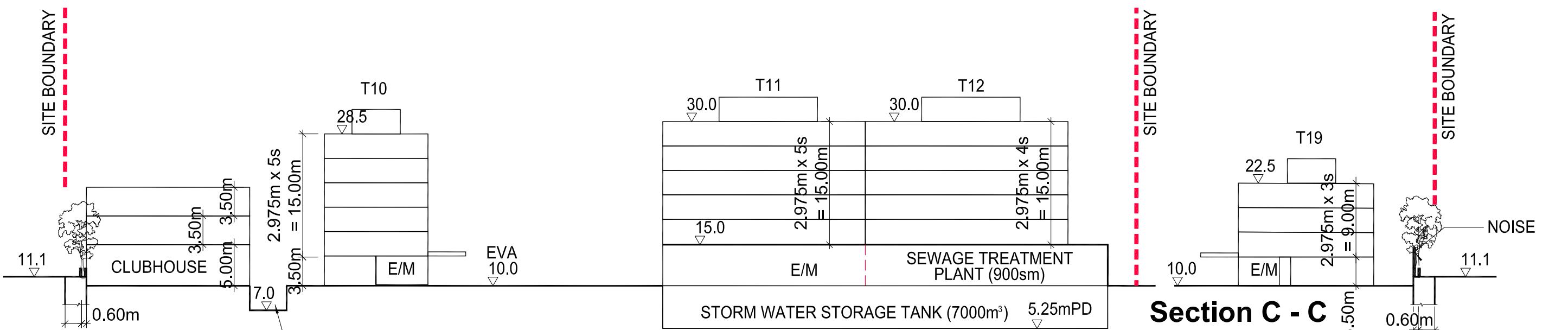




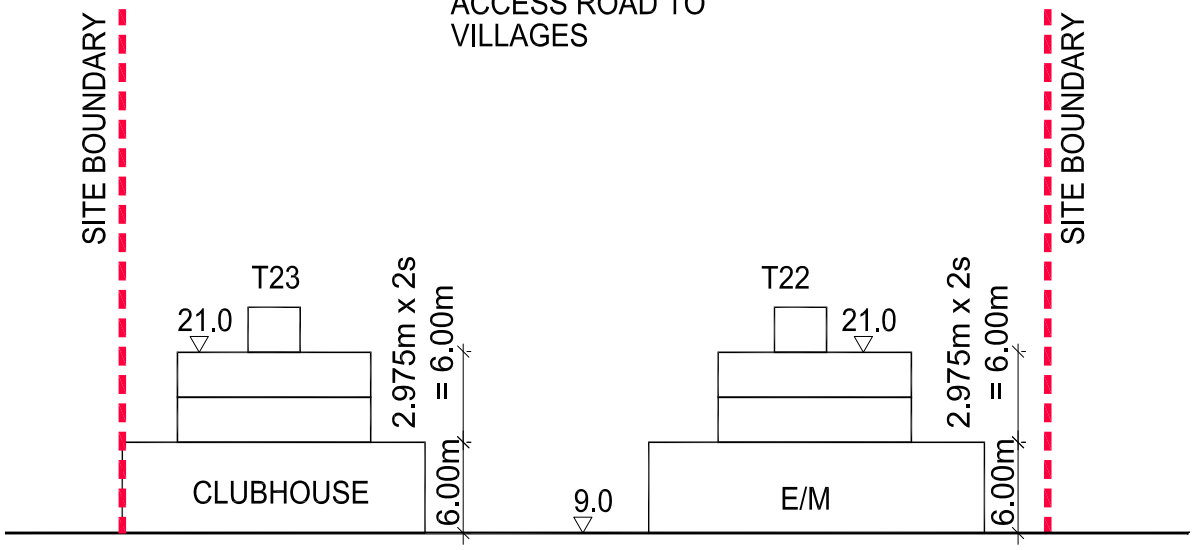
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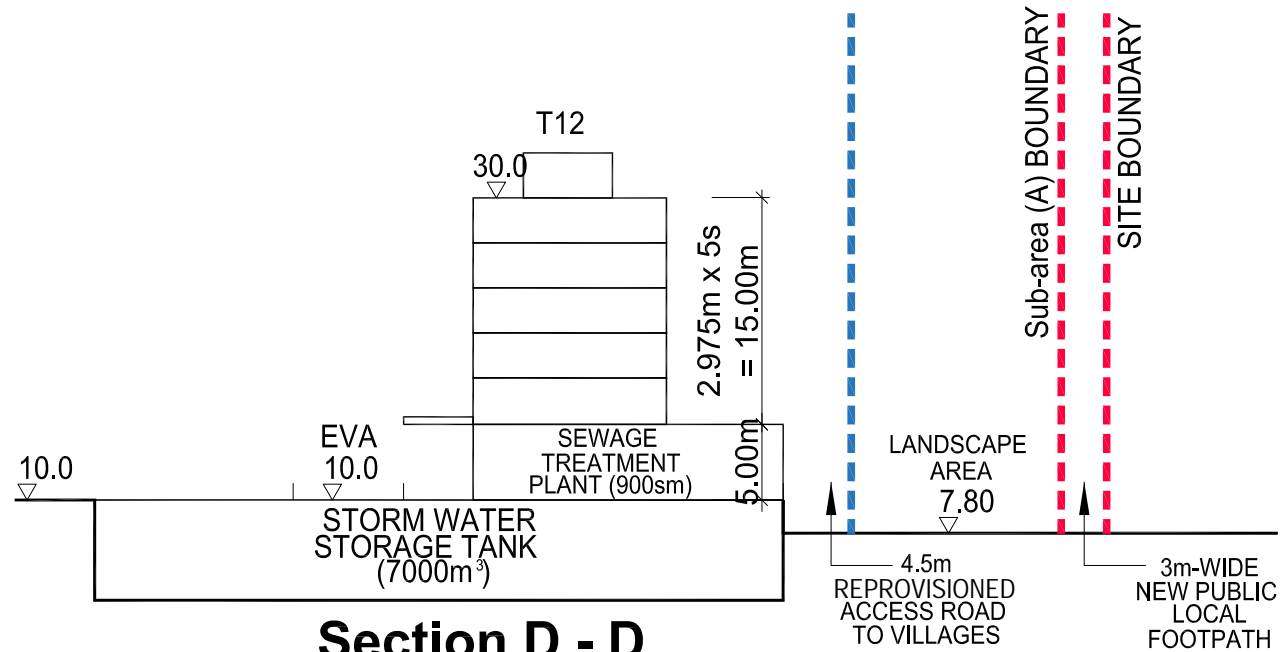
**Section A - A**



**Section B - B**



**Section E - E**



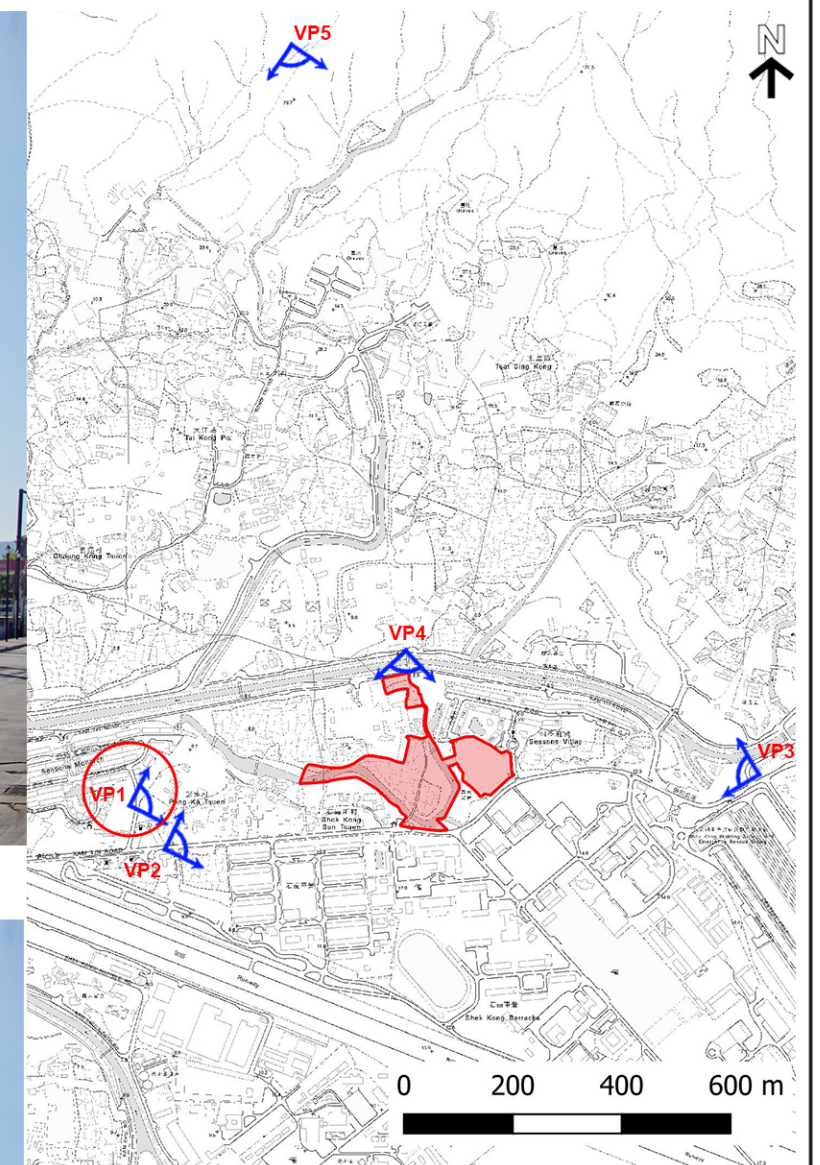
**Section D - D**



Existing Condition



Proposed Development



Key Plan

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Photomontage Viewing from  
Road leading to Seasons Monarch and Pang Ka Tsuen (VP1)

Proposed Rezoning of the Site from "Residential (Group C)2" and "Open Space" to "Residential (Group C)3" at Various Lots in DD 110, Kam Tin Road, Shek Kong, Yuen Long – S12A Amendment of Plan Application

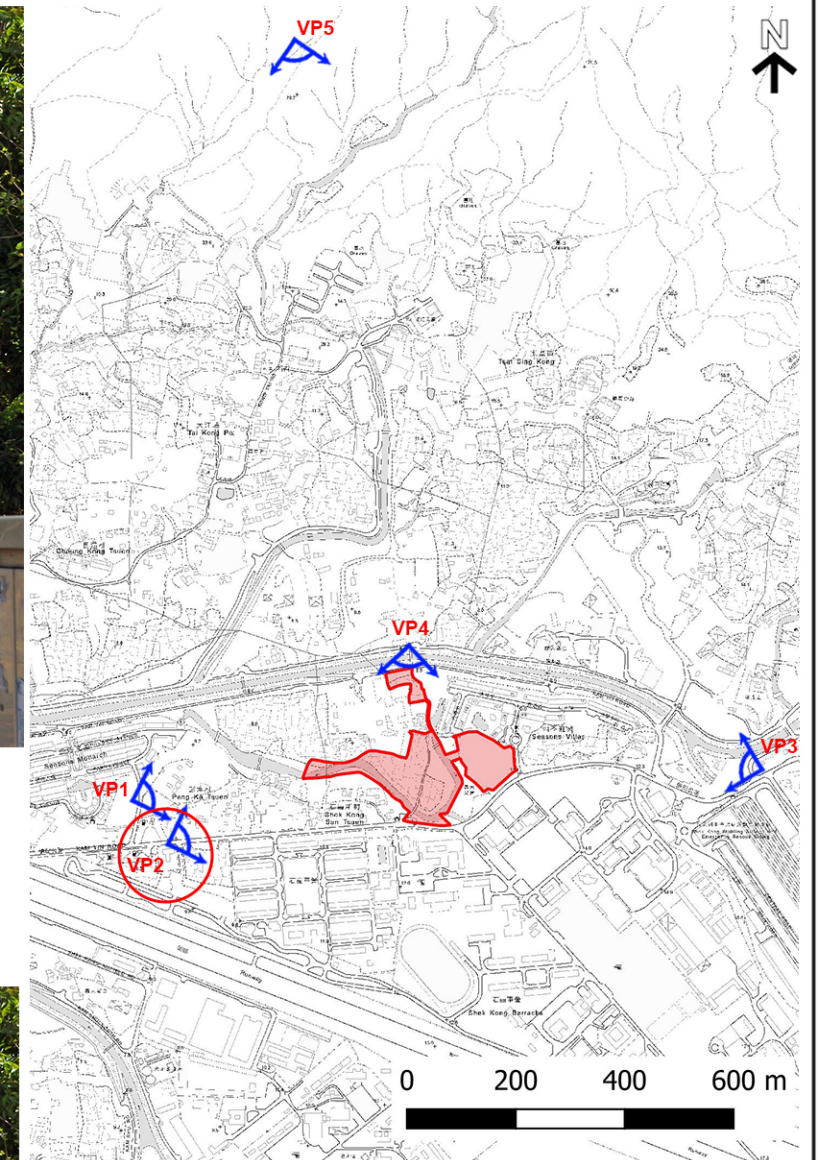
Visual Impact Assessment

Figure 6.1

Date: 4 July 2022



Existing Condition



Key Plan



Proposed Development

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Photomontage Viewing from  
 Bus Stop near the Entrance of Kam Tin Clinic (VP2)

Proposed Rezoning of the Site from "Residential (Group C)2" and "Open Space" to "Residential (Group C)3" at Various Lots in DD 110, Kam Tin Road, Shek Kong, Yuen Long – S12A Amendment of Plan Application

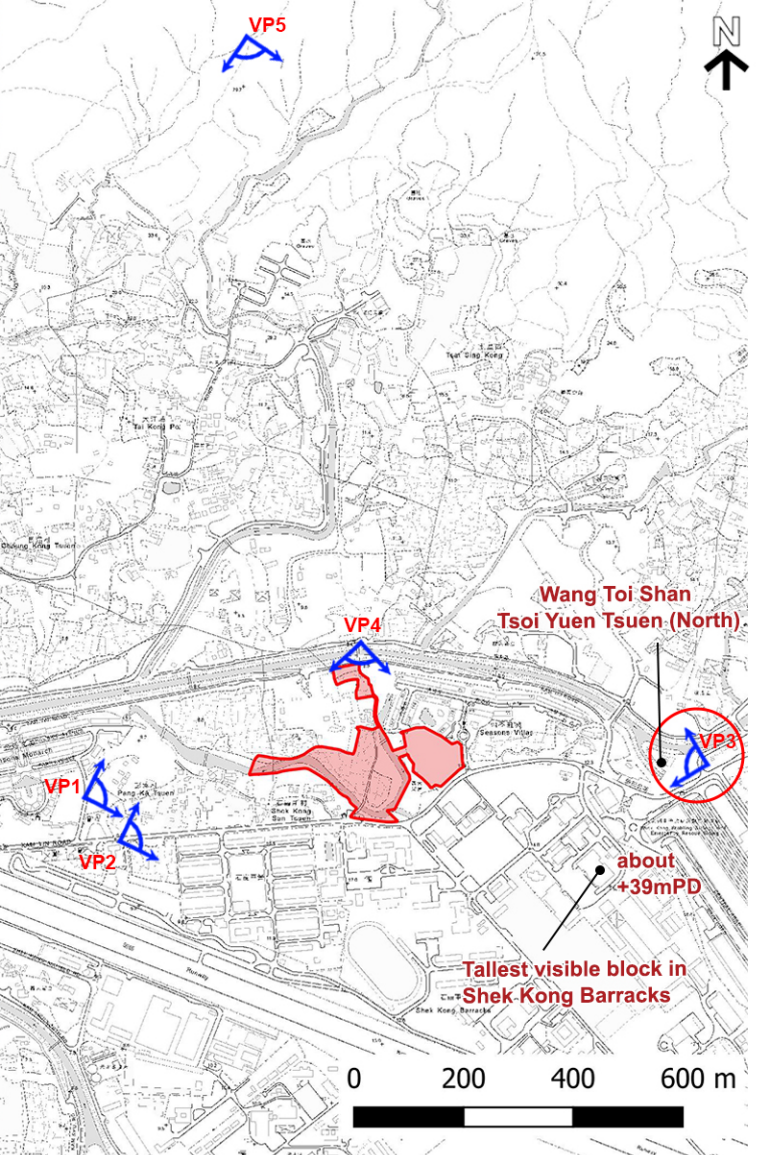
Visual Impact Assessment

Figure 6.2

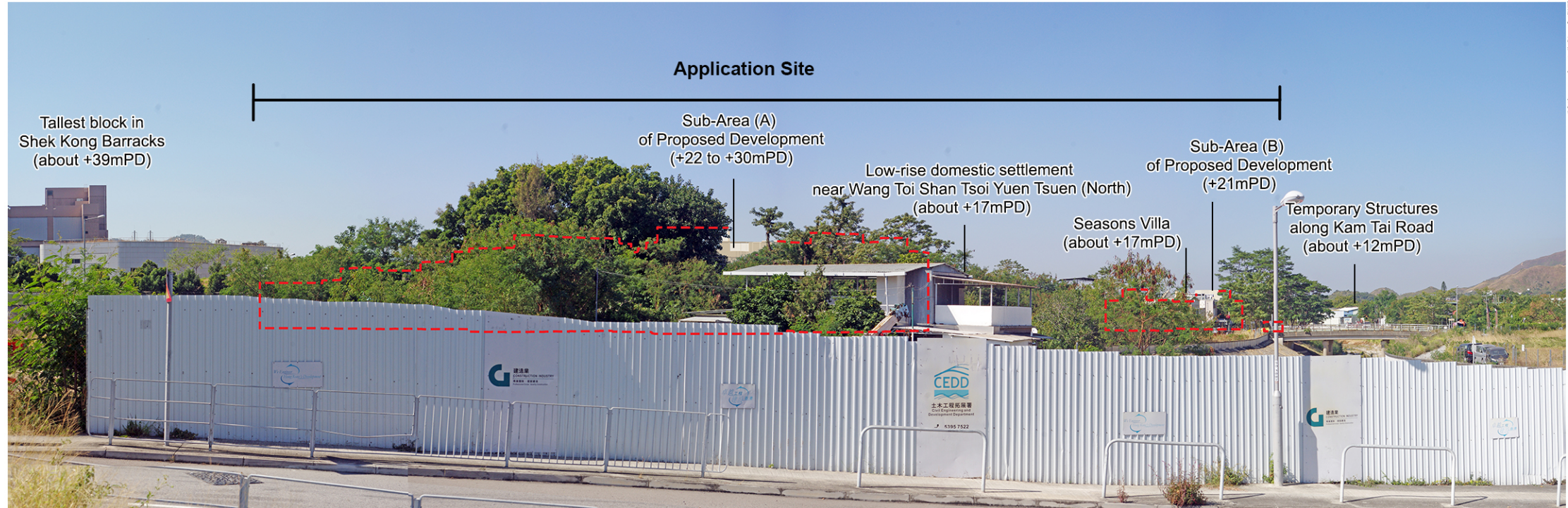
Date: 4 July 2022



Existing Condition



Key Plan



Proposed Development

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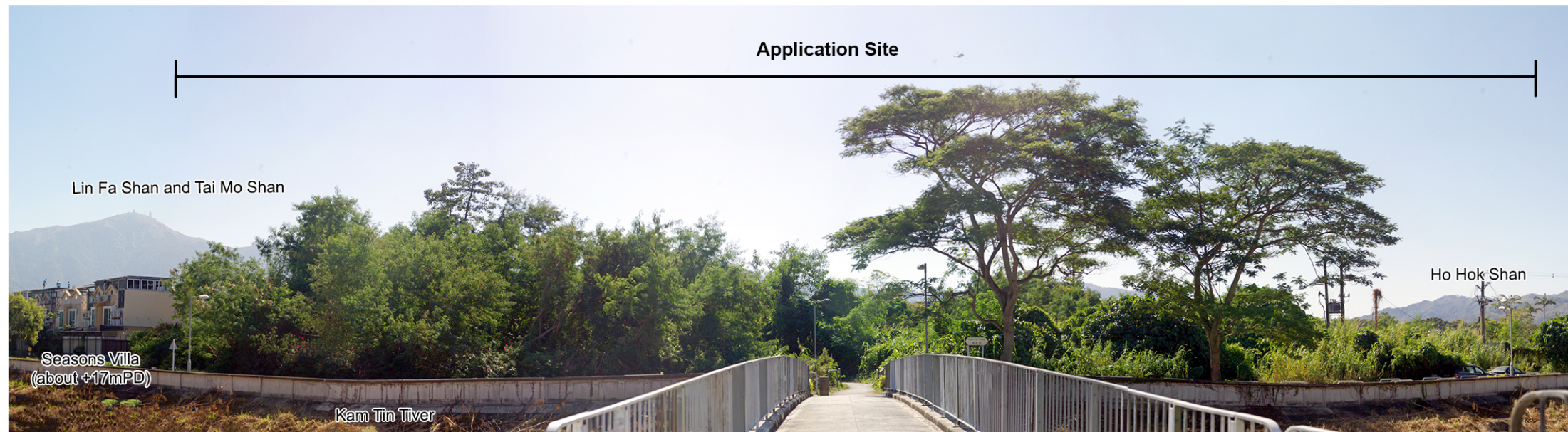
Photomontage Viewing from  
 Sitting facilities near Shek Kong Vegetable Marketing Co-operative Society  
 (VP3)

Proposed Rezoning of the Site from "Residential (Group C)2" and "Open Space" to "Residential (Group C)3" at Various Lots in DD 110, Kam Tin Road, Shek Kong, Yuen Long  
 - S12A Amendment of Plan Application

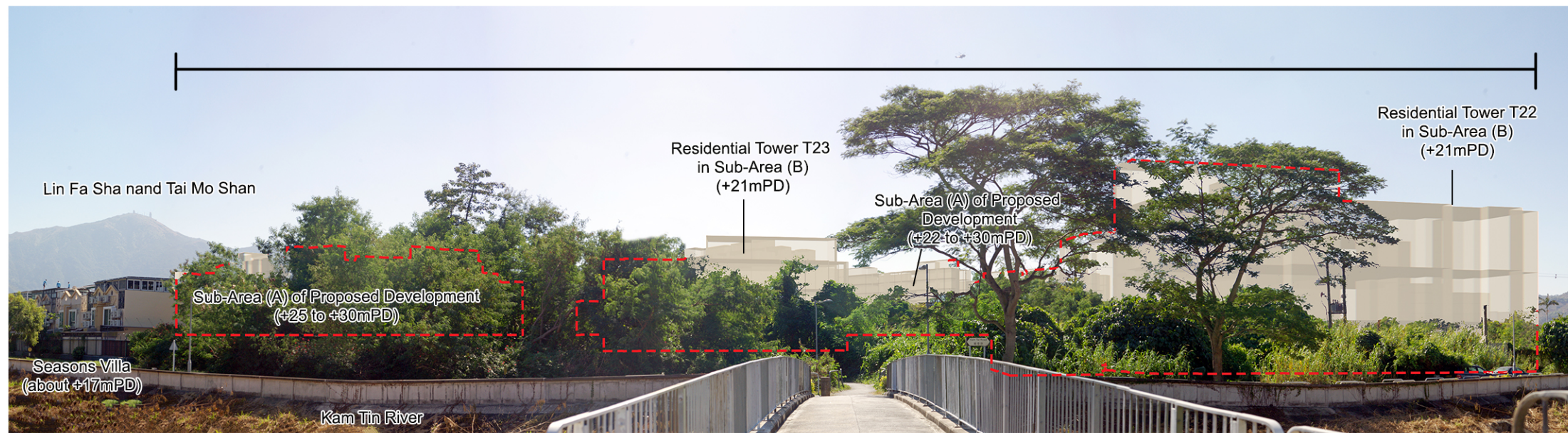
Visual Impact Assessment

Figure 6.3

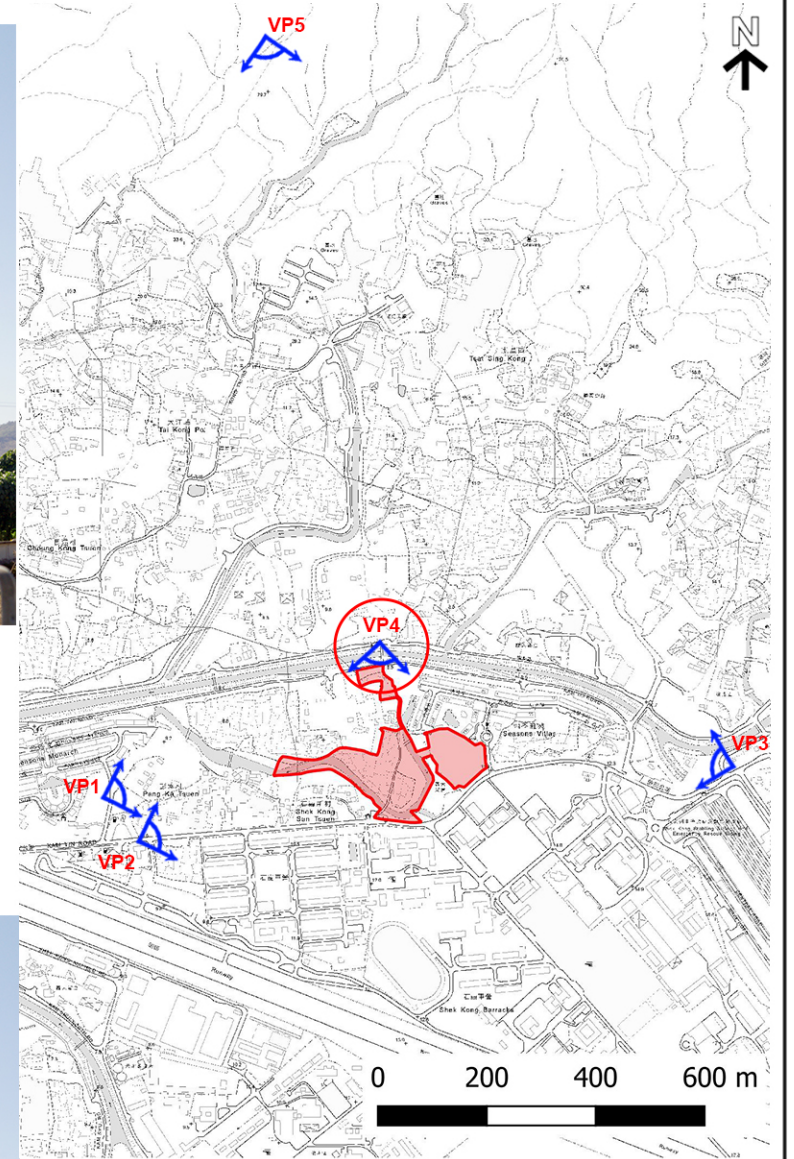
Date: 4 July 2022



Existing Condition



Proposed Development



Key Plan

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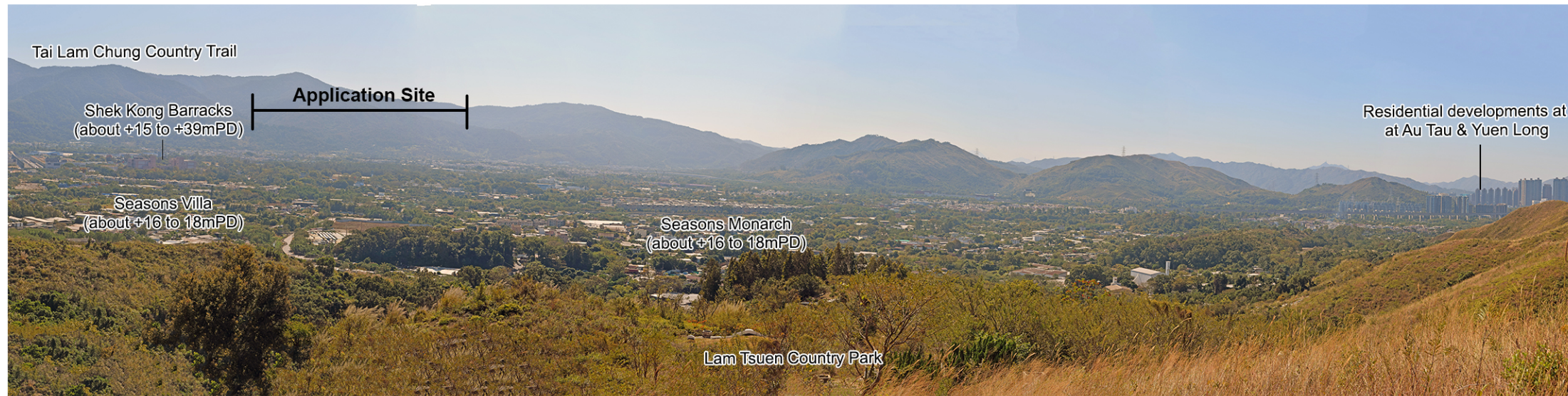
Photomontage Viewing from  
Footbridge across Kam Tai Road (VP4)

Proposed Rezoning of the Site from "Residential (Group C)2" and "Open Space" to "Residential (Group C)3" at Various Lots in DD 110, Kam Tin Road, Shek Kong, Yuen Long – S12A Amendment of Plan Application

Visual Impact Assessment

Figure 6.4

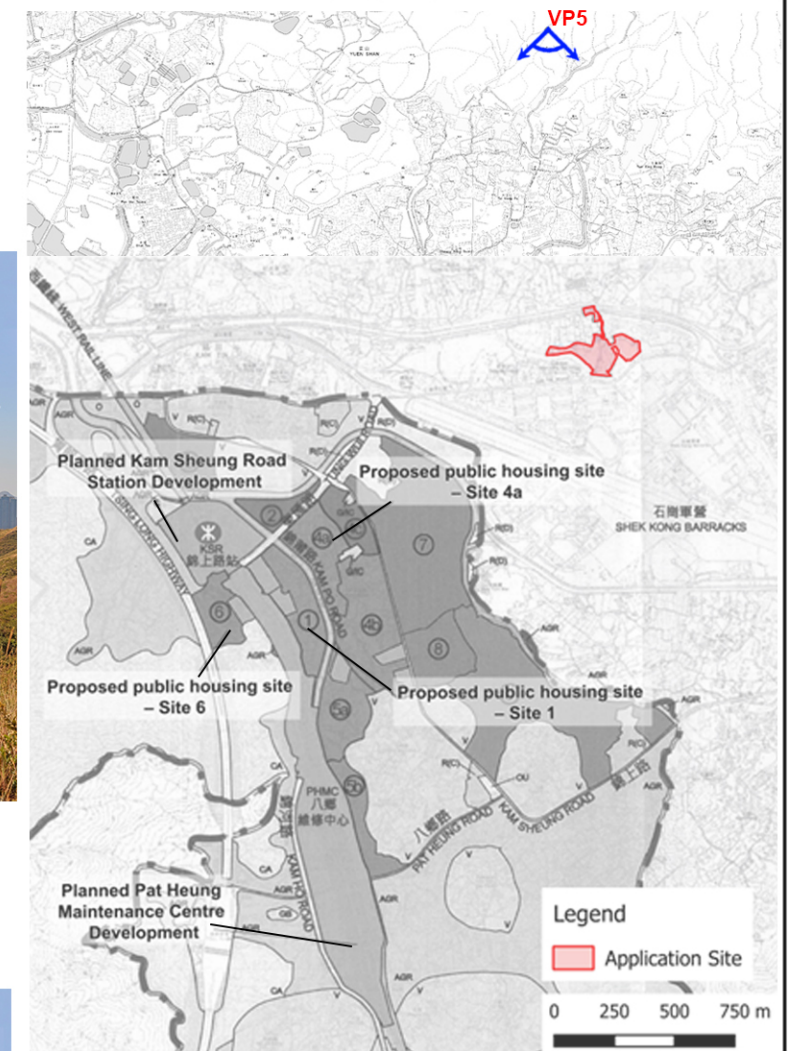
Date: 4 July 2022



Existing Condition



Proposed Development with planned high-rise developments in the adjacent Kam Tin South area



Key Plan

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Photomontage Viewing from  
 Hiking Trail towards Kai Kung Leng at Lam Tsuen Country Park (VP5)

Proposed Rezoning of the Site from "Residential (Group C)2" and "Open Space" to "Residential (Group C)3" at Various Lots in DD 110, Kam Tin Road, Shek Kong, Yuen Long  
 - S12A Amendment of Plan Application

Figure 6.5

Visual Impact Assessment

Date: 13 July 2022

**LANDSCAPE COMPONENTS**

**The Boundary Landscape**

- 1 Landscape Screen Planting
- 2 Landscape Setback

**The Arrival and Circulation Landscape**

- 3 Main Entrances
- 4 Streetscape Promenade / Turnabouts
- 5 Lobby Entrance
- 6 New Local Access Connection

**The Leisure Landscape**

- 7 Clubhouse and Swimming Pool Terraces
- 8 Elderly Day Care Centre Garden
- 9 Community Garden
- 10 Pocket Gardens
- 11 Podium Decks
- 12 BBQ and Entertainment Deck
- 13 Children's Play Area
- 14 Meadow Garden



**LEGEND**

- Application Site Boundary
- Development Boundary
- + xx.xx Existing Levels
- xx.xx Proposed Levels
- Proposed Reprovisioned access road to Shek Kong Village
- Proposed Architectural Scheme
- Existing Trees Retained
- Proposed Tree Planting
- Proposed Feature Tree Planting
- Proposed Shrub Planting
- Proposed Lawn
- Proposed Landscape Paving
- Proposed Landscape Deck
- Proposed Swimming Pool



Drawings are indicative subject to detail design.

申請編號 Application No. : Y/YL-KTN/4  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.

FIGURE TITLE Proposed Rezoning of the Site from "Residential (Group C)2" and "Open Space" to "Residential (Group C)3" at Various Lots in DD 110 and Adjoining Government Land, Kam Tin Road, Shek Kong, Yuen Long - S12A Amendment of Plan Application  
**Landscape Master Plan - All Levels**

SCALE	A.S.	DATE	Jul 2022
CHECKED	CF	DRAWN	BC
FIGURE NO.	Figure 4.1		REV

**SCENIC Landscape Studio Limited**  
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